

# Meeting Of The Committee on Zoning Landmark & Building Standards

**MONDAY, JUNE 20, 2016 AT 10:00 AM**  
**COUNCIL CHAMBERS, 2<sup>nd</sup> Floor, City Hall**

**Please Note:**

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Agenda  
Appear in Numerical Order  
According to Ward

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**NO. A-8221 (1<sup>st</sup> WARD) ORDINANCE REFERRED (4-13-16)**  
**DOCUMENT # O2016-2687**

**Common Address:** 1570-72 N Milwaukee Ave; 1551-59 N Damen Ave

**Applicant:** Alderman Joe Moreno

**Change Request:** B3-2 Community Shopping District to B1-1 Neighborhood Shopping District

**NO. A-8223 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (4-13-16)**  
**DOCUMENT # O2016-2703**

**Common Address:** 3911-3915 S Calumet

**Applicant:** Alderman Pat Dowell

**Change Request:** M1-3 Limited Manufacturing/Business Park District to RM-5 Multi Unit District

**NO. A-8225 (36<sup>th</sup> WARD) ORDINANCE REFERRED (4-13-16)**  
**DOCUMENT # O2016-2704**

**Common Address:** 3633-59 N Central Ave

**Applicant:** Alderman Gilbert Villegas

**Change Request:** B3-1 Community Shopping District to RS2 Residential Single-Unit (Detached House)

**NO. A-8226 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (4-13-16)**  
**DOCUMENT # O2016-2704**

**Common Address:** 330 N Clark St

**Applicant:** Alderman Brendan Reilly

**Change Request:** Business Residential Waterway Planned Development #709 to a DC-16 Downtown Core District

**NO. 18756 (1<sup>st</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3873**

**Common Address:** 2437 West Haddon Ave

**Applicant:** 2437 HADDON INC

**Owner:** 2437 HADDON INC

**Attorney:** Law Office of Mark Kupiec & Associates

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

**Purpose:** To demolish the existing buildings and build a new 3 story, 3 dwelling unit residential building; 3 parking space; no commercial space 3 story, height 38'

**NO. 18782 (1<sup>st</sup> WARD) ORDINANCE REFERRED (5-18-16)**

**DOCUMENT #02016-3915**

Common Address: 2425 W Haddon Ave

Applicant: 2425HADDON INC

Owner: 2425 HADDON INC

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: To demolish the existing buildings and build a new 3 story, 3 dwelling unit residential building; 3 parking space; no commercial space 3 story, height 38'.

**NO. 18784-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (5-18-16)**

**DOCUMENT #02016-3917**

Common Address: 2556-60 W Armitage Ave

Applicant: Capricorn Real Estate Group

Owner: Martin Galvan

Attorney: Law Office of Mark Kupiec & Associates

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: To demolish the existing building and build a new 4 story, mixed-use building with commercial units on the ground floor (approximately 1,875 square feet) and 18 dwelling units on the upper floors; 18 parking spaces; height: 44'-2"

**NO. 18792 (5<sup>TH</sup> WARD) ORDINANCE REFERRED (5-18-16)**

**DOCUMENT #02016-3925**

Common Address: 2221-2231 E 67<sup>th</sup> Street and 6714-6728 S Crandon Ave

Applicant: Shoreline Apartments Reality LLC

Owner: Shoreline Apartments Reality LLC

Attorney: Carol Stubblefield

Change Request: RM-5 Multi Unit District and RM-6 Residential Multi Unit District to RM-5 Multi Unit District and then to a Planned Development

Purpose: The applicant proposes to renovate and rehabilitate an existing residential building with 106 new rental dwelling units; 92 parking spaces and an existing building height of approximately 161'-0".

NO. 18760 (10<sup>TH</sup> WARD) ORDINANCE REFERRED (5-18-16)

DOCUMENT #02016-3881

Common Address: 10459 South Avenue L

Applicant: Ana Elva Cruz

Owner: Ana Elva Cruz

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To establish 2 dwelling units within the residential building at the front of the property; the existing rear building will remain with 1 dwelling unit (total of 3 DU at the property) no existing parking; no commercial space; existing height, no change proposed

NO. 18767 (11<sup>TH</sup> WARD) ORDINANCE REFERRED (5-18-16)

DOCUMENT #02016-3913

Common Address: 3025-27 S Lloyd Ave

Applicant: Thomas Doyle Builders Inc

Owner: Thomas Doyle Builders Inc

Attorney: Paul Kolpak

Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Two 1-story single family residential with basement and a 2-car detached garage per home, no commercial space. Building height: 15'-5" to median.

NO. 18771 (11<sup>TH</sup> WARD) ORDINANCE REFERRED (5-18-16)

DOCUMENT #02016-3892

Common Address: 2918 S Archer Ave

Applicant: John Pikarski

Owner: John Pikarski

Attorney: Gordon & Pikarski

Change Request: B1-3 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The property will be used for 3 residential dwelling units. 3 onsite parking spaces will be provided for the project. No commercial space is proposed by the project. The building will reach a height of 38 feet.

**NO. 18773-T1 (11<sup>TH</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3894**

Common Address: 2509 S Green St  
Applicant: Henry Tam  
Owner: Henry Tam  
Attorney: Gordon & Pikarski  
Change Request: M1-2 Limited Manufacturing/ Business Park District to RM-5 Multi Unit District  
Purpose: The property will be used for 5 residential dwelling units. 9 onsite parking spaces will be provided for the project. No commercial space is proposed by the project. The building will reach a height of 35 feet 8 inches as defined by the ordinance.

**NO. 18757 (12<sup>TH</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3874**

Common Address: 3301-03 S Ashland Avenue  
Applicant: 3301 Ashland LLC  
Owner: 3301 Ashland LLC  
Attorney: Law Office of Mark Kupiec & Associates  
Change Request: RS3 Residential Single-Unit (Detached House) District to B3-1 Community Shopping District  
Purpose: To demolish the existing buildings and build a new 2-story mixed- use building with commercial use on the ground floor(proposed restaurant, approximately 3,000 square feet )and 1 dwelling unit on the second floor; 5 parking space; 2 story, within the maximum allowable height of 38'.

**NO. 18788 (12<sup>TH</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3921**

Common Address: 3101-3259 S Kedzie Ave and 3101-3159 W 31<sup>st</sup> St  
Applicant: Bridge Industrial Acquisition, LLC  
Owner: 3101 South Kedzie LLC  
Attorney: Freeborn & Peters LLP  
Change Request: M3-3 Heavy Industry District to a Waterway Industrial Planned Development  
Purpose: The applicant requests a planned development facility with approximately 358,000 square foot multi-tenant warehouse, distribution and freight movement facility with approximately 60 exterior docks, 66 stalls for trailer parking /storage, 245 accessory parking spaces, and related, accessory and ancillary uses and other uses that are permitted in the M3-3 district, all within a 17.65 acre site.

**NO. 18793 (21<sup>st</sup> WARD) ORDINANCE REFERRED (5-18-16)**

**DOCUMENT #02016-3915**

Common Address: 8301-8333 S Vincennes Ave

Applicant: Chatham 8700 LLC

Owner: Chatham 8700 LLC

Attorney: Amy Degnan, Richard Toth, Mara Georges

Change Request: M1-2 Limited Manufacturing/ Business Park District to M2-2 Light Industry District

Purpose: A truck parking facility. No dwelling units. Approximately 400 truck parking spaces. No commercial space. No buildings.

**NO. 18781 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (5-18-16)**

**DOCUMENT #02016-3914**

Common Address: 3110-3250 S St. Louis Ave

Applicant: 31<sup>st</sup> Street Operations LLC

Owner: 31<sup>st</sup> Street Operations LLC

Attorney: Law Office of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District, M2-1 Light Industry District and M3-3 Heavy Industry District to M3-1 Heavy Industry District and then to a Industrial Planned Development

Purpose: The existing one-story industrial building, located near the north end of the property, will remain and be renovated (18,525 square feet approx.), to include the build out of a partial mezzanine level (second floor). This building will contain the business offices and maintenance shop for the proposed operations. The other two existing structures will both be razed. The subject site will operate as an automobile "salvage yard"-including, as a part thereof: Class I, Class II, Class IV-A and Class IV-B Recycling Facility operations, with storage and sales of various automobile parts, recycling of automobile fluids, crushing of used automobiles, and on-site exterior auto storage. A new one-story building (11,400 square feet) will be erected, at the south end of the property, which will contain the facility's car crushing operations. There will also be a total of one-hundred (100) parking spaces located on-site. The existing one-story building is concrete and steel in construction and will measure 28'-0" (approx.) in height

**NO. 18790 (23<sup>rd</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3923**

Common Address: 5501-5525 S Harlem/ 7135-7161 W Archer; 5500-5520 S Neva Ave

Applicant: ALDI Inc, an Illinois Corporation

Owner: J & F Real Estate II, LLC, an Illinois LLC and Keith Brzezinski

Attorney: Donna Pugh

Change Request: C1-1 Neighborhood Commercial District and RS2 Residential Single-Unit (Detached House)to C1-1 Neighborhood Commercial District

Purpose: The property will contain an 18,707 square foot grocery store, with a height of 24.5 feet (at highest point) and 67 parking spaces.

**NO. 18761-T1 (25<sup>TH</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3882**

Common Address: 1706 S Clinton

Applicant: Andrew Fox

Owner: Andrew Fox

Attorney: Elizabeth Santis

Change Request: M2-3 Light Industry District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The applicant proposes to build a 3- story single family residence containing 1,898 square feet and a height of 35'4" with a detached 2-car garage.

**NO. 18762-T1 (25<sup>TH</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3883**

Common Address: 2018-20 South Loomis St.

Applicant: 1818 May LLC

Owner: SO Holdings, LLC – Series VIII

Attorney: Rolando Acosta

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-2 Neighborhood Mixed-Use District

Purpose: Construction of a 3-story (37 ft. 11 in ) building containing three dwelling units and 3 parking spaces.

**NO. 18774-T1 (25<sup>TH</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3895**

Common Address: 2244 W 23<sup>rd</sup> Place  
Applicant: Cloud Property Management  
Owner: Cloud Property Management  
Attorney: Thomas Moore  
Change Request: RS3 Residential Single-Unit (Detached House) District to RM-6 Residential Multi Unit District  
Purpose: In order to renovate the existing building and create 7 residential dwelling units with 7 parking spaces. The height of the building be 35 feet-5 Inches.

**NO. 18778-T1 (25<sup>TH</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3880**

Common Address: 1902 W Cullerton Street  
Applicant: Cloud Management LLC, 1902 Series  
Owner: Cloud Management LLC, 1902 Series  
Attorney: Thomas Moore  
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-6 Residential Multi Unit District  
Purpose: In order to renovate the front 3-story, 3 residential dwelling unit building to a 6 residential dwelling unit building. The height of the building will be 36feet-9 inches. The rear one story, one residential dwelling unit will remain as existing for a total of 7 residential dwelling units. There will be no parking.

**NO. 18783 (25<sup>TH</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3916**

Common Address: 246-262 W 22<sup>nd</sup> Place  
Applicant: Chinese Consolidated Benevolent Association of Chicago  
Owner: Chinese Consolidated Benevolent Association of Chicago  
Attorney: Law Office of Mark Kupiec & Associates  
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-5 Community Shopping District and then to a Planned Development  
Purpose: To demolish the existing building and build a new 8 story, mixed-use building with commercial space on the first and second floor (community center, approximately 20,000 SF) and maximum of 92 dwelling units for elderly housing on the upper floors; 31 parking spaces; height: 95'-0"

**NO. 18786 (25<sup>TH</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3919**

Common Address: 1622 South Morgan St  
Applicant: 1622 S Morgan LLC  
Owner: 1622 S Morgan LLC  
Attorney: Law Office of Samuel VP Banks  
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District  
Purpose: The applicant is seeking a zoning change in order to permit the construction of a new 3-story all residential building at the subject site. The proposed new building will contain four (4) dwelling units. As well, there will be on-site parking for four (4) vehicles, located at the rear of the property. The new building will be masonry in construction and measure 37'-0" in height.

**NO. 18758 (26<sup>TH</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3875**

Common Address: 1217-1219 N California Ave  
Applicant: L&MC Investments LLC  
Owner: L&MC Investments LLC  
Attorney: Tyler Manic, Schain Banks  
Change Request: B1-1 Neighborhood Shopping District to B2-2 Neighborhood Mixed-Use District  
Purpose: The applicant plans to divide the 50x165 zoning lot into (2) zoning lots 1219 N California will be 25 1/2x165 and 1217 N California will be 24 1/2x165 to allow for the proposed construction of a 4-story residential dwelling unit building with no commercial and 4 parking spaces on 1217 N California; and the 3-story 3 residential dwelling unit building with 3 parking spaces to remain on 1219 N California.

**NO. 18763 (26<sup>TH</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3884**

Common Address: 1318 N Artesian  
Applicant: Eric Whittenberg  
Owner: Eric Whittenberg  
Attorney: Law Office of Samuel VP Banks  
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
Purpose: The applicant is proposing to permit a third residential unit within the existing 2-story residential building located at the subject property. The existing 2-story with basement building will otherwise remain without change.

**NO. 18766 (26<sup>TH</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3887**

Common Address: 2516 W Division  
Applicant: 956 N Noble LLC  
Owner: 956 N Noble LLC  
Attorney: Law Office of Samuel VP Banks  
Change Request: B1-1 Neighborhood Shopping District to B3-2 Community Shopping District  
Purpose: The applicant is proposing to develop the subject property with a new 4 –story mixed-use building that will contain 1,915 sq. ft. of retail space at grade, and a total of six (6) residential dwelling units above. The proposed residential building will be masonry construction. The proposed building will be 42 ft. 7 inches in height. Onsite parking for six (6) cars will be located at the rear of the lot.

**NO. 18768 (26<sup>TH</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3888**

Common Address: 1112 N Mozart Street  
Applicant: 1112 N Mozart Street  
Owner: Estate of Alice Oliver  
Attorney: Law Office of Samuel VP Banks  
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
Purpose: The applicant is seeking a zoning change in order to permit the construction of a new 3-story all residential building at the subject site. The existing 2-story residential building, at the site, will be razed to allow for the new development. The proposed new building will contain four (4) dwelling units. The proposed also calls for the erection of a new -car (detached) garage at the rear of the property. The new building and garage will be masonry in construction and the primary building will measure 35'-7" in height.

**NO. 18769 (26<sup>TH</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3889**

Common Address: 2847 W Division St  
Applicant: JC Enterprises LLC  
Owner: JC Enterprises LLC  
Attorney: Agustin, Ltd.  
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
Purpose: Proposed 2-story, single-family home with a rooftop canopy having a total height of 38'. There will also be a 2-car garage located at the rear of the property.

**NO. 18765 (28<sup>TH</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3886**

Common Address: 1418 W Fillmore  
Applicant: 956 N Noble LLC  
Owner: 956 N Noble LLC  
Attorney: Law Office of Samuel VP Banks  
Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District  
Purpose: The applicant is proposing to develop the subject property with a new 3-story building that will contain six(6) dwelling units. The proposed residential building will be masonry construction. The proposed building will be 37 ft. 4 inches height. Onsite parking for six(6) cars will be located in a garage at the rear of the lot.

**NO. 18779 (31<sup>ST</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3896**

Common Address: 2662 N Cicero Ave  
Applicant: Michael Motors Ltd d/b/a Windy City Motors  
Owner: MAC Series Two, LLC 2662  
Attorney: Pericles Abbasi  
Change Request: B1-1 Neighborhood Shopping District to C2-1 Motor Vehicle Related Commercial District  
Purpose: After the rezoning, the property will continue to be used as an Automobile dealership and repair shop. No changes will be made to the existing one-story 14,700 square foot commercial office/showroom/repair garage building. There will be no dwelling units. There is not now and will not be customer parking(only inventory car parking on the commercial lot).

**NO. 18772-T1 (32<sup>ND</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3893**

Common Address: 2465 N Clybourn  
Applicant: I.L. Properties LLC  
Owner: I.L. Properties LLC  
Attorney: Paul Kolpak  
Change Request: M1-2 Limited Manufacturing/ Business Park District to RM4.5 Residential Multi-Unit District  
Purpose: The applicant wishes to build a 3-story building with basement, a roof top deck and a 3- car detached garage, no commercial space. Height of the building: 39'10".

**NO. 18777-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3879**

Common Address: 3142 N Racine Ave  
Applicant: Gibbons Construction LLC  
Owner: Gibbons Construction LLC  
Attorney: Thomas Moore  
Change Request: C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District  
Purpose: In order to allow for the renovation of the existing church and construct 6 residential dwelling units and 6 new parking spaces. The height of the building will be 43feet- 1inch. There is no commercial space.

**NO. 18759-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3876**

Common Address: 3140-44 N Elston  
Applicant: 3144 N Elston LLC  
Owner: 3144 N Elston LLC  
Attorney: Law Office of Samuel VP Banks  
Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District  
Purpose: The applicant is seeking a zoning change in order to permit the construction of a new 3-story (with basement) all residential building and a new detached garage at the subject site. The two existing buildings will each be razed to allow for the new development. The new proposed building will contain a total of six (6) dwelling units. The new detached garage will provide on-site parking for six (6) vehicles. The new proposed residential building will be masonry in construction and measure 35-8" in height.

**NO. 18755 (36<sup>TH</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3872**

Common Address: 2204 N Merrimac Ave  
Applicant: Sanny Lee De Brito  
Owner: Sanny Lee De Brito  
Attorney: Law Office of Mark Kupiec & Associates  
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
Purpose: To allow a third dwelling unit within the existing residential building (basement); total of 3 DU within the existing building; no commercial space; existing 2 parking spaces to remain; existing 2-story, existing height-no change proposed.

**NO. 18785 (38<sup>TH</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3918**

Common Address: 8318 W Addison Street  
Applicant: Wanda Olszynski Declaration of Trust  
Owner: Wanda Olszynski Declaration of Trust  
Attorney: Law Office of Mark Kupiec & Associates  
Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed-Use District  
Purpose: To convert the existing commercial unit on the ground floor of the existing 2-story building to a dwelling unit (for a total of 2 dwelling units within the existing building); 2 parking spaces; no commercial space; 2 story (existing height no change proposed).

**NO. 18770-T1 (41<sup>ST</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3890**

Common Address: 7021 and 7025 N Overhill  
Applicant: TG Homes LLC  
Owner: TG Homes LLC  
Attorney: Paul Kolpak  
Change Request: RS2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District  
Purpose: Two 2-story single family residential with basement and a 2-car attached garage per home, no commercial space. Building height: 29'6" to median.

**NO. 18776 (41<sup>ST</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3878**

Common Address: 6807 W Raven St.  
Applicant: 6807 Raven LLC  
Owner: 6807 Raven LLC  
Attorney: Thomas Moore  
Change Request: B1-1 Neighborhood Shopping District to B2-1 Neighborhood Mixed-Use District  
Purpose: In order to allow for the one story office building to be converted to a single family residence. The height of the building is 28 feet -0 inches. There is no parking.

**NO. 18775 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3877**

Common Address: 155 N Wacker Dr.

Applicant: JBC/155 Development LLC

Owner: JBC/155 Development LLC

Attorney: John George, Schuyler Roche & Crisham PC

Change Request: Business Planned Development No. 1060, as amended to Business Planned Development 1060, as amended

Purpose: Applicant proposes this PD Amendment in order to restripe the existing parking garage, resulting in a reduction in the required parking spaces from 163 to 144.

**NO. 18789 (45<sup>TH</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3922**

Common Address: 4145-57 N Cicero Ave/ 4724-36 W Berteau Ave

Applicant: Rubicon X Cicero

Owner: Rubicon X Cicero

Attorney: Michael Ezgur

Change Request: RS3 Residential Single-Unit (Detached House) District to B1-1 Neighborhood Shopping District

Purpose: The subject property, consisting of 19,849 square feet, is improved with a parking lot. The Applicant proposes to construct a 1-story restaurant serving coffee and related food and beverage, along with a drive-through and 15 parking spaces. The height of the building will be 21 feet.

**NO. 18764 (47<sup>TH</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3885**

Common Address: 1900-1902 W Addison

Applicant: LaSalle National Bank, a National Banking Association, as Trustee under Trust Agreement dated February 6, 1964, and known as Trust No. 32090 By Charles B. Moelter

Owner: LaSalle National Bank, a National Banking Association, as Trustee under Trust Agreement dated February 6, 1964, and known as Trust No. 32090 By Charles B. Moelter

Attorney: Amy Kurson, Reyes Kurson, Ltd.

Change Request: RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District to B1-1 Neighborhood Shopping District

Purpose: Commercial Use on the first floor- approximately 1,439 sq.ft. One residential unit on the second floor, height of the building is 24 feet, 5 parking spaces

**NO. 18780-T1 (47<sup>TH</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3897**

Common Address: 2234-2240 W Lawrence Ave; 4802 N Bell Ave  
Applicant: 2232 Lawrence LLC  
Owner: 2232 Lawrence LLC  
Attorney: Thomas Moore  
Change Request: B1-1 Neighborhood Shopping District to B1-5 Neighborhood Shopping District  
Purpose: To construct a 5-story, 14 residential dwelling unit building with one 2,549 square foot commercial space on the first floor, 19 indoor parking spaces with one loading berth. The height of the building will be 60 feet-5 inches.

**NO. 18787-T1 (47<sup>TH</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3920**

Common Address: 1801 W Grace St  
Applicant: Capital 99 LLC  
Owner: Capital 99 LLC  
Attorney: Law Office of Samuel VP Banks  
Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-5 Neighborhood Shopping District  
Purpose: The applicant is seeking a zoning change in order to permit the construction of a new 6-story (with basement). Multi-unit all residential building. At the subject site. The existing two structures. At the site, will be razed to allow for the proposed new development. the new building will contain a total of sixty-two (62) dwelling units. Located on and between the Lower Level (basement) thru 6<sup>th</sup> Floors. Due to its close proximity to the Damen Avenue CTA Station. The Applicant will be reducing the number of required onsite parking for the proposed building, pursuant to the City's Transit Oriented Development (TOD) Ordinance. As such, there will be interior parking for fifty-four (54) vehicles, located on and between the Lower Level (basement) and 1<sup>st</sup> Floor, of the new building. The building will be masonry in construction and measure 69'-0" (approx.) in height.

**NO. 18791-T1 (47<sup>TH</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3924**

Common Address: 1819 W Montrose Ave  
Applicant: Montrose Green LLC  
Owner: Montrose Green LLC  
Attorney: Andrew Scott  
Change Request: B3-3 Community Shopping District to B3-3 Community Shopping District  
Purpose: The applicant is considering developing a building with approximately 5,700 square feet of ground floor retail and 38 dwelling units and above the ground floor. The project will also include four off street parking spaces. The building is 54'6" in height